

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermuda grass, unless otherwise noted on the drawings.

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

1. *Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 2" below final desired grade in planting areas and 1" below final grade in turf areas.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.*
5. *Plant sod by hand to cover indicated areas completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.*
6. *Roll grass areas to achieve a smooth, even surface, free from unwanted undulations.*
7. *Water sod thoroughly as sod operation progresses.*
8. *Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.*
9. *Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.*
10. *If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.*

1. *Fine grade areas to achieve final contours indicated on civil plans.*
2. *Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and over breaks in grade. Correct irregularities and areas where water may stand.*
3. *All lawn areas to receive solid soil that shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.*
4. *Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no soil and back to brown in color.*
5. *All lawn areas to be fine graded, the irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.*
6. *All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spalls, etc. shall be removed prior to placing topsoil and any lawn installation*
7. *Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.*



TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 13' ht, 4'-5" spread min.
15	CM	Creepe Myrtle 'Tuscarora'	<i>Lagerstroemia indica 'Tuscarora'</i>	8' ht.	container grown, 3-6 cane, no cross caning
8	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 13' ht, 4'-5 spread min.
4	RO	Red Oak 'Shumard'	<i>Quercus shumardii</i>	3" cal.	container grown, 13' ht, 4'-5 spread min.

SHRUBS		QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
116	DBH		Dwarf Burford Holly		<i>Ilex cornuta 'Burfordiana' nana</i>	3 gal.	container, full top, 20" ht. min. 24" o.c.
33	DGF		Dwarf Fountain Grass		<i>Pennisetum sp. 'Little Bunny'</i>	5 gal.	container, full top, 20" ht. min. 24" o.c.
86	KNR		double Knockout Rose		<i>Rosa sp. 'Double Knockout'</i>	3 gal.	container, full plant, 36" o.c.
46	LOR		Loropetalum 'Suzanne'		<i>Loropetalum chinensis 'Suzanne'</i>	5 gal.	container, full plant, 36" o.c.
6	MNRH		May Nall Holly		<i>Ilex sp. 'May Nall'</i>	5 ft.	container, full to base, specimen
111	NRS		Nellie R. Stevens Holly		<i>Ilex sp. 'Nellie R. Stevens'</i>	7 gal.	container, full to base
111	RDR		Red Drift Rose		<i>Rosa sp. 'Red Drift'</i>	3 gal.	container, full plant, 24" o.c.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2140	AJ	Asian Jasmine	<i>Trachelospermum asiaticum</i>	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

LANDSCAPE TABULATIONS

Requirements: 15% of the street/lot to be landscape/s (street/landscape is less than 10,000 s.f., one (1) tree per 1,000 s.f. and (1) shrub per 50 s.f. of required landscape area)

If street/lot landscape is 10,000 s.f. to 100,000 s.f.,
ten (10) trees plus one (1) tree per 2,000 s.f. over 10,000 s.f. and (30) shrubs plus (1) per 100 s.f. of required landscape area over 1500 s.f.

If street/lot landscape is over: 100,000 s.f.,
fifty-five (55) trees plus one (1) tree per 4,000 s.f. over 100,000 s.f. and (165) shrubs plus (1) shrub per 500 s.f. of required landscape area over 15,000 s.f.

Groundcover: 10% of landscape area required to be groundcover

Street Yards 10,000 s.f. and over: 150 s.f. plus 5% of the required landscape area over 1, (up to 4,000 s.f.)

Total Streetyard: 18,504 s.f.	
Required	Provided
2,776 s.f. (15%)	2,842 s.f. (15.3%)
(10) trees plus (4.2) trees: total 14	(19) trees
(30) shrubs plus (85) shrubs	(227) shrubs
288 s.f. groundcover	1,015 s.f. groundcover

*Requirements: For streetyard parking, 90 s.f. of landscape is required for every 15 parking spaces.
For non-streetyard parking, 60 s.f. of landscape is required for every 15 parking spaces.*

Streetyard Parking: 30 spaces Required 180 s.f.	Provided 1,080 s.f.
Non-streetyard Parking: 52 spaces Required 216 s.f.	Provided 1,263 s.f.

Zoning:	PD 1944 (GLADE PARK)
Proposed Use:	Retail/Restaurant
Lot Area:	1.285 Ac. (55,954 S.F.)
Number Of Lots:	1
Building Area:	4,360 Sq. Ft. Bldg.
Building Height:	1 Story, 27' Max.
Lot Coverage:	7.8%
Floor Area Ratio:	0.078:1
Parking Required:	88 Spa.
Parking Provided:	82 Spa. (Incl. 4 HC)
Street Yard Area:	18,504 Sq. Ft.
Street Yard Landscape Required:	2,776 Sq. Ft.
Street Yard Landscape Provided:	2,842 Sq. Ft.

GLADE PARKS ADDITION
LOT 2, BLOCK A
situated in the
HAVENS SURVEY, ABSTRACT NO. 685
TARRANT COUNTY, TEXAS

Applicant/Owner
y 12 Glade Retail, LLC
3 Weaver Road, Suite 108
Rockford, IL 61114
Telephone: (815) 387-3100
Contact: Zach Knutson

Engineer/Surveyor
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Plano, Texas 75075
Telephone (972) 422-0077
Contact: John Spiars

CITY APPROVAL BLOCK

The City of Euless Planning and Zoning Commission, being the municipal authority responsible for approving plats, approved this plat on the date specified below and authorizes it to be recorded in the Plat Records of Tarrant County, Texas.

Chairman, Planning and Zoning Commission

Date of P&Z Approval

L.1



Case No. XX-XX

JANUARY 8, 2014 Scale 1"=20' November 17, 2014